



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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Department of Planning and Zoning

FROM: Sandy Stallman, AICP
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DATE: July 3, 2012

SUBJECT: Parks, Recreation, and Culture: Phase I Impacts of Scenario E

On behalf of the Fairfax County Park Authority and in conjunction with Reston Association, and Reston Community Center, staff submits the attached impact analysis and preliminary recommendations to the Department of Planning and Zoning and Reston Master Plan Special Study Task Force for consideration.

This memorandum presents an analysis of park, recreation, and culture impacts generated by Task Force Scenario E in the Phase I Study Area. It identifies needs either generated or exacerbated by the quantity and type of development proposed under Scenario E and offers preliminary ideas on how some of those needs might be met. Our analysis and recommendations are based on the belief that a coordinated approach by major providers is the best way to achieve parks, recreation, and cultural amenity goals.

Staff looks forward to continuing to work with the Task Force and the Department of Planning and Zoning as additional impact analyses from other agencies are received and plan text is drafted.

CONTEXT

In earlier stages of the planning process, staff has provided existing conditions analysis as well as data on the types of need that would be generated under existing, planned, and zoned development potentials as provided by the Department of Planning and Zoning (DPZ). Staff has presented some of this information to the Task Force as well as sharing models for designing and operating integrated park systems. Guiding policies and best practices in park system provision, including the Urban Parks Framework, have been shared and discussed.

At this stage of the planning process, staff was presented with development potentials for the Phase I Study Area of the larger Reston Master Plan Special Land Use Study ("Study"). The development potentials are associated with "Scenario E," the Task Force's currently preferred scenario. Development potentials were provided as total number of housing units and square feet of non-residential development.

In order to accurately assess parks, recreation, and cultural impacts, staff considered not only the geographic context, but also other aspects of the land use study and existing conditions.

Two Phase Study

The Study consists of two separate phases, but one combined area and a desired outcome of one integrated, combined future. While the two phases' areas are now distinct and changes in development are being considered separately, staff acknowledges that a successful parks, recreation, and cultural system will necessarily cross the distinct areas. Staff understands that the future of Reston is one in which the formerly industrial corridor of Phase I (RCIG) is integrated into the larger Reston community (PRC). Both entities and their future residents and workforces will benefit from greater integration.

Multiple providers

Several public, quasi-public, non-profit, and private organizations currently provide park, recreation, and cultural amenities to the Reston area. Among those providers are Fairfax County Park Authority, Reston Association, Reston Community Center, Northern Virginia Regional Park Authority, Town of Herndon, YMCA, and several others. While this represents a strength and opportunity to continue to provide a wide variety of public benefits, it also represents the need for continued commitment to planning and implementing collaboratively.

Limited Facilities within Phase I Study Area

The former Reston Center for Industry and Government (RCIG) has limited existing park, recreation, and cultural amenities, as shown in Attachment A. While this is in keeping with the area's original intent, it represents a challenge in looking forward – not only is there no excess park/recreation capacity that could help support future development, there is an existing deficit within the defined boundaries. However, if the view is extended and amenities currently provided outside of the RCIG/Phase I study area are considered, the outlook is much different. Reston, as a whole, has a very robust park and recreation system (see Attachment B). This may present an opportunity to increase capacity at existing facilities to help offset impacts of Scenario E. This opportunity is contingent on the creation of adequate and accessible pedestrian and bike connections. Without increased and improved connections, that opportunity is lost.

SCENARIO E IMPACTS

Approach

Based on analysis of the quantity, type, and general location of development proposed, staff has determined that while some areas would become more dense/urban under Scenario E other areas would retain existing suburban character. Likewise, some areas would gain/retain a mix of uses, reflecting a more typical urban development pattern, while others will remain primarily residential or commercial. In addition, each future metro area has a distinct character as reflected in Task Force Sub-Committee Reports. Scenario E, as a concept, offers varied development, a combination of urban and suburban areas, and an uneven degree of change across the corridor. This variation has guided the approach staff has taken toward parks, recreation, and culture within the Phase I corridor.

After considering this variation and context, staff turned to existing policy and best practices, including Service Level Standards, the Urban Parks Framework, and feasibility studies. This guidance coupled with the combined experience of the Fairfax County Park Authority (FCPA), Reston Association (RA), and Reston Community Center (RCC) in operating park, recreation, and cultural systems informed the identification of needs.

Needs List

A list of eleven core needs has been identified. Needs are those either solely generated or exacerbated by the development proposed in Scenario E. The needs include indoor as well as outdoor amenities and reflect the combined missions of FCPA, RA, and RCC. For those items relying on calculations to determine amount of need, the standards used for the calculations are included in Attachment C. It should be noted that use of service level standards is only a starting point for determining need. As discussed above, the context of both Reston generally and the Phase I study area specifically have guided the resulting needs.

The summary table below presents the eleven core needs. These needs accompanied by references and detailed rationale statements are provided in Attachment D. Further information on the Memorial Garden of Reflection public art, the aquatics and tennis facilities, and performing arts center can be found in Attachment E.

Table 1: Core Needs

Identified Need	Description
Trails	Needed throughout Connections for recreational and transportation purposes
Local Parkland*	52 acres needed Includes a variety of public spaces, with hard and soft surfaces, natural and built elements, active and passive uses
Playgrounds	11 playgrounds Neighborhood scale as well as one destination or signature playground
Sports Courts	15 courts Multi-use courts for basketball, racquet, and other sports
Athletic Fields**	11 Diamonds, 12 Rectangles* Diamond and rectangle fields for organized and casual play
Dog Exercise Areas and Off-leash Parks	Walking areas throughout, 3 urban-scale and 1 suburban-scale dog park Areas for dog walking and exercise of varying sizes
Memorial Garden of Reflection (outdoor)	1 needed Special place to go, remember, and memorialize loved ones
Public Art	Throughout
Aquatic Facility	1 needed Destination facility for indoor aquatic recreational and competitive use
Tennis Facility	1 needed Destination multiple court complex to accommodate recreational and competitive play
Performing Arts Center	1 needed

	Indoor venue that can support large-footprint music and dance organizations
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*The urban service level standard for local parkland was used.

**This need is based on a calculation using suburban assumptions (predominately youth play, natural surface, unlit fields). Park Authority and Reston Association staff are currently going through the exercise of determining how that need might change using more urban assumptions (e.g., adult play, synthetic turf, perhaps lights).

RECOMMENDATIONS

In order to meet the needs identified, staff recommends that new Comprehensive Plan language for the Reston Metrorail corridor's parks, recreation, and culture plan for an urban and dense neighborhood in the long-term but anticipate the incremental change represented in Scenario E in the mid-term.

Zone Concept

Staff has developed an approach that uses established policy and guidance including the Urban Parks Framework and best practices, and relies on the specific context of the Phase I study area. The approach, the "zone concept" described below, presents parks, recreation, and cultural amenities in terms of who they are intended to serve, what the central or core purpose is, and how they are likely to be accessed. The concept focuses on the context/location, function/purpose, length of stay and access to amenities and therefore presents three different scales of geography, or zones, in which an amenity might be situated. An amenity might primarily serve a neighborhood zone, a metro zone, or the study area zone.

Table 2 below summarizes the different features of each zone. A more complete and detailed description of the zones and their various traits, or aspects, may be found in Attachment F. Attachment G contains a map showing the three different metro areas and the entirety of the study area; the geography of the neighborhood zone is conceptual at this point and would depend on how DPZ proceeds with sub-units and/or how future Plan language will be implemented.

Table 2: Zones

Zone	Character
Neighborhood	Daily and routine use, integrated, pedestrian-focused, accessed primarily by foot, basic support facilities, user spends a few minutes to an hour, serves local neighborhood
Metro	Serves extended neighborhood and metro area, frequent use, draws users together, accessed by foot, bike, or transit, select support facilities, user spends 30 minutes to a couple hours
Study Area	Larger-scale facilities, 'destination' uses, accessed primarily by bike or car, requires support facilities, user spends one to several hours, serves entire Phase I study area, may be located outside of the study area

As an example, a local-serving playground would be appropriate to provide for a cluster of residential buildings or a residential/office mixed use area. This neighborhood scale provision of a playground might be used daily by residents and is most useful if accessible by walking. To provide a playground on a larger-scale, a destination or signature facility with various play areas and types of equipment, would be more appropriate at a study area-scale. One would expect that

visitors might walk, but would also bike, use transit, or drive to get to such a destination, and may not use daily, but would spend more time once there.

Similar comparisons can be made for athletic fields – it may be appropriate to include a singular rectangle and/or diamond field within a metro zone, but clustered fields (e.g., sports complex) would be more appropriate for the study area zone.

Other examples of what different facility types might look like at different scales, or in different zones, are provided in Attachment H. Some amenities, such as a performing arts center, are appropriate only in the larger-scale study area zone due to the specific type of facility identified as needed in Reston. Still other amenities, such as trails, are needed throughout and are appropriate to all zones. Applying this guiding concept as plan text is drafted will help achieve park, recreation, and cultural amenity goals.

Specific Opportunities

Based on several factors – including the existing conditions of the Phase I Study Area, Scenario E’s development potential, and ideas presented in Task Force Sub-Committee reports – staff offers several specific opportunities and ideas regarding how and where to meet identified needs. These opportunities are listed below and included in an illustrative concept map in Attachment I.

North-south connections

The creation and strengthening of north-south connections throughout the corridor will contribute greatly to the success of the parks system. These pedestrian and bike connections will provide access to amenities located on one or the other side of the Dulles Toll Road (DTR). The connections become particularly critical in being able to connect the Phase I and Phase II study areas – which is clearly a Task Force and Reston community priority. To that end, staff recommends north-south connections be strengthened/enhanced or created along the axes created by the three metro stations, at a minimum. Any new north-south vehicular connections should also include pedestrian facilities.

East-west connections

Establishing east-west connections within the corridor is just as important for internal pedestrian and bike circulation as well as connections to the remainder of Reston. The Washington & Old Dominion Trail (W&OD) provides regional pedestrian and bike connectivity north of the DTR, but a corresponding connection does not exist south of the DTR. Sub-Committee reports have recommended a pedestrian/bike connection in one or both of two locations: along Sunrise Valley Drive or just along the south side of the DTR. Staff suggests that Sunrise Valley would be a strong candidate for a central pedestrian and bike connection – a “green boulevard” – south of the DTR.

Linear parks

Creating a variety of linked, multi-use parks will be central to the success of the redevelopment of the Phase I study area. To that end, staff suggests that a combination of active and passive amenities be created and linked (or adjacent) to central pedestrian and bike ways. Using natural and stormwater features as a backbone for linear parks is also a strong option.

Sunrise Valley Corridor

As discussed above, staff recommends that Sunrise Valley become a ‘green boulevard’ and the signature pedestrian and bike east-west connection south of the toll road. Several manmade water and natural features exist in the vicinity of the Sunrise Valley corridor and provide a particular opportunity to create small, semi-urban scale parks. Placing trails and clustered amenities such as fitness stations, playgrounds, or interpretive stations around existing or future features builds upon Reston’s existing infrastructure. It may allow double use of spaces – in some cases allowing stormwater management goals to be achieved simultaneously with recreation goals. It also puts amenities where the development is, which is so important to creating vibrant, successful neighborhoods.

Washington & Old Dominion Regional Park

North of the toll road, the regional Washington & Old Dominion Trail (W&OD) runs through the study area, providing opportunities for east-west pedestrian and bike travel. There is the potential to incorporate recreational waysides including, but not limited to seating areas or playgrounds. Incorporation of amenities has been done in other areas along the W&OD, such as Arlington, Falls Church, and Purcellville. There is also the opportunity to develop larger recreational or cultural facilities near the W&OD, such as gathering places or athletic facilities. Staff recommends continuing to work with the Northern Virginia Regional Park Authority (NVRPA) to identify opportunities.

Stormwater Parks

As noted within the Sunrise Valley discussion, the role and importance of water and stormwater management features in Reston presents an opportunity to cluster amenities around these features and create a valued recreational and/or cultural asset. There are opportunities to create stormwater parks throughout the Phase I study area – some as stand-alone parks and others as two or three linked, linear, parks. Attachment J provides some examples of stormwater parks in other states; examples include incorporating active, passive, and memorial elements into stormwater management features. Furthermore, in recognition of the value placed on water and natural resources by the Reston community, staff recommends that Plan language resulting from this study protect the existing water resources in Reston, and through redevelopment, gain measurable improvements in the conditions of these resources.

Performing Arts Center

The need for an indoor performing arts center has been identified, as described above. Based on the type of facility identified and the nature of the community need for it, staff suggests the center be Metro-accessible and located on a site that can combine entertainment activity with other activities (e.g., dining, retail). This combination of uses would also create the opportunity to take advantage of shared parking agreements. Based on Task Force and community discussions, the preferred location for the performing arts center is one near the Reston Parkway station. Staff supports this preferred location.

Clustered Community Uses

The Reston Town Center North area currently contains many community uses – library, Hunter Mill Supervisor headquarters, public safety, human services, and health. In the future, it is anticipated that many of these uses may remain and there may be the option to further develop or add public amenities. Examples of possible amenities might include a signature community green or a flexible use, community gathering plaza. A redesign of the private and public uses in

Reston Town Center North is anticipated offering opportunities to better integrate urban park features, recreation and cultural amenities. This area could offer mutually beneficial and complementary community uses and to provide a significant public benefit.

Creative approaches

Approaches to providing parks, recreation, and cultural amenities within Reston should be creative and innovative – in keeping with the community’s origins and character. Stakeholders, providers, and developers should be encouraged to work together to offer park, recreation, and cultural amenities in ways that are well-suited to the context of an urbanizing transit-oriented community. Examples might include offering rooftop facilities, collocating various community-service uses, and forming new partnerships to develop facilities.

Reintegrating the Corridor

Staff recognizes that both phases of the land use study have a similar goal of reintegrating the corridor into Reston. The Reston community has expressed the desire to rebuild connections; parks, recreation, and cultural facilities are an effective means of supporting those rebuilt connections. As such, staff acknowledges that some of the needs identified in Phase I may be more appropriate to a location outside of the corridor and may in fact provide greater benefit in such a location. Examples might be the indoor aquatic facility or the destination/signature playground.

New residents in the corridor should have access and use of the full suite of amenities that the Reston planned community offers and in a manner similar to what existing residents currently enjoy. This will help achieve the goal of reintegrating the corridor in a seamless and coordinated way that off-sets impacts and meets the needs of new residents. Reston Association is the primary provider of local-serving parks and recreational amenities, Reston Community Center offers an array of cultural and indoor recreational amenities, and the Fairfax County Park Authority provides broader-serving public parks and recreational amenities. While inclusion in Reston Community Center services is a given due to the geography of small district 5, membership in Reston Association is not a given and should be encouraged. As Plan language is drafted by DPZ and the means of implementation is discussed, policies and guidance should be included to ensure that new residents have full access, and resident or member status as applicable, to RA, RCC, and FCPA facilities, amenities, and programs and that the growth of user needs is addressed. This continued and coordinated approach will ensure impacts are off-set, park, recreation, and cultural amenity goals are achieved, and that integration occurs.

NEXT STEPS

Park Authority, Reston Association, and Reston Community Center staff presented preliminary recommendations to the Task Force at the end of March. At this presentation, staff committed to refining the ideas shared and providing information in a memorandum format. Those steps are complete with the submission of this document. Staff will provide a brief addendum regarding recommended urban adjustments to the number of athletic fields (diamonds and rectangles) needed for the Phase I study area once the collaborative adjustment exercise is complete.

Staff anticipates assisting the Department of Planning and Zoning in drafting Plan language regarding parks, recreation, and cultural amenities and is happy to discuss implementation ideas once that work begins.

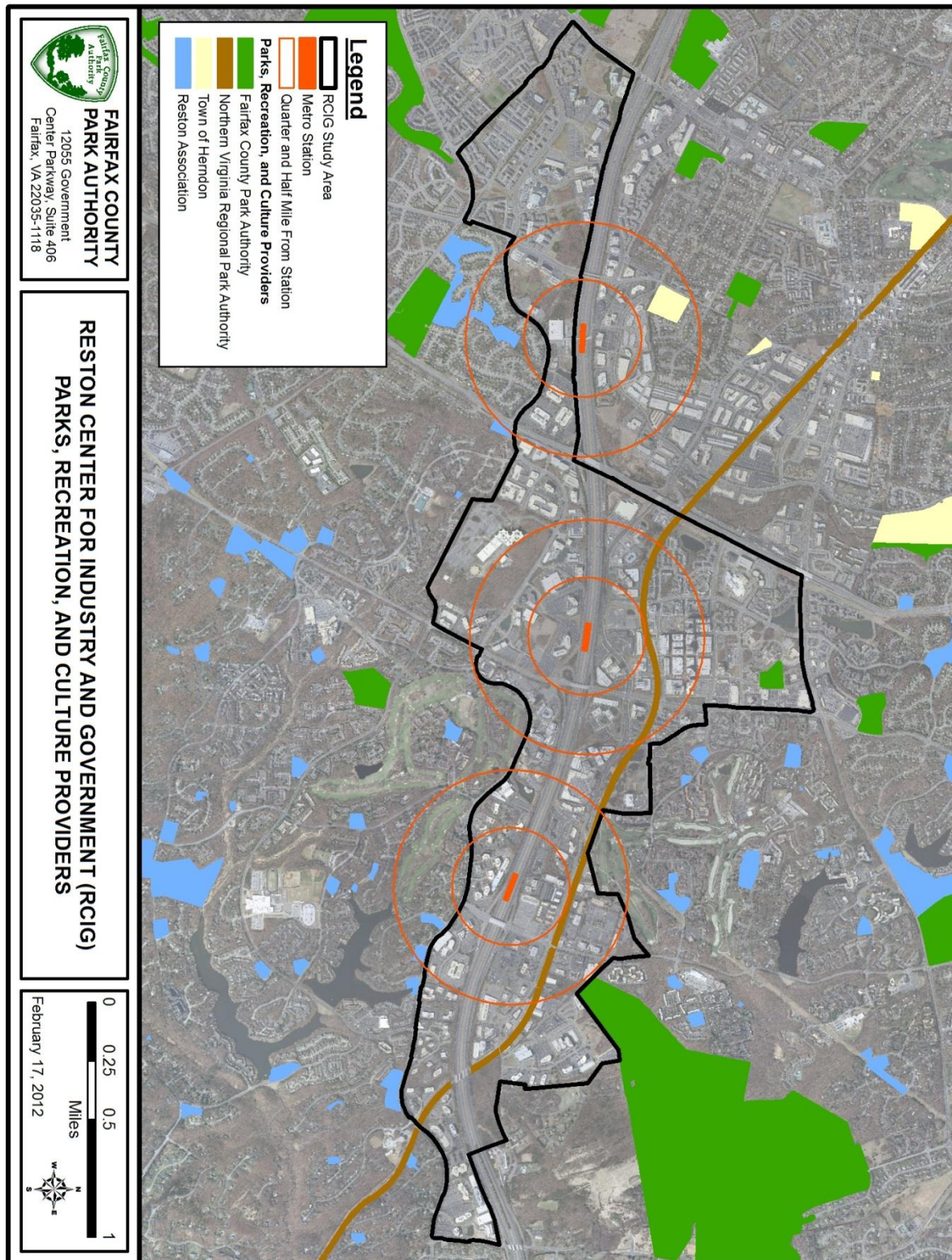
Finally, staff understands that the Department of Planning and Zoning and the Reston Task Force has begun work on Phase II of the study. Staff looks forward to continuing work with both groups on that effort.

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Parks, Recreation, and Culture: Phase I Impacts of Scenario E, Attachments

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ATTACHMENT A: PHASE 1 STUDY AREA PARK PROVIDERS



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ATTACHMENT C: REFERENCES FOR CALCULATIONS

Fairfax County Park Authority Service Level Standards

Local parkland (urban standard)	
Residential	1.5 acre/1,000 persons
Non-residential	1 acre/10,000 employees
District and Countywide parkland	13ac/1,000 residents
Playgrounds	1 per 2,800
Sports Courts	1 per 2,100
Rectangle fields	1 per 2,700 residents
Adult softball diamond fields	1 per 22,000
Youth softball diamond fields	1 per 8,000
Adult baseball diamond fields	1 per 24,000
Youth baseball diamond fields	1 per 7,200

For the entire list of service level standards, please see page 26 of the Fairfax County Park Authority Needs Assessment Final Report.

Estimating Population

The Department of Planning and Zoning provided development potential as numbers of multifamily units (residential) and square feet by use type (non-residential).

To turn multifamily residential units into residential population, staff used 1.89 persons per multi-family residential unit. This is the Upper Potomac Planning District average household size for multi-family units for 2010, the most current county estimate available at this time (reference: <http://www.fairfaxcounty.gov/demogrph/demrpts/report/hhszvacpd.pdf>)

To convert non-residential square feet into number of employees, the equivalencies below were used. These equivalencies are consistent with those used by Park Authority staff in other urban centers (eg, Tysons).

Office	300sf per employee
Retail	450sf per employee
Industrial	1350sf per employee
Institutional	300sf per employee
Hotel	1350sf per employee

ATTACHMENT D: IDENTIFIED NEEDS

NEED		DESCRIPTION AND REFERENCE
⇒	Trails <i>Qty needed:</i> Throughout	Non-motorized connections for recreational and transportation purposes, linking areas of the Phase I study area with each other and to the rest of Reston. <i>Serves:</i> Existing and anticipated need <i>Reference:</i> FCPA needs assessment, RA and RCC identified need, RMAG Study, Existing trail network
⇒	Parkland (local) <i>Qty needed:</i> 52 acres*	Includes: (a) urban scale parkland integrated into developments, combining passive and active recreation areas; (b) protection of natural assets – preserving assets, placing complementary amenities nearby (e.g., trails, natural resource interpretation); (c) multi-use open greens, frisbee, volleyball, croquet, etc. Also includes multi-use hardscape and plaza areas that can function as gathering areas/informal amphitheaters through creative design, use of topography, varying heights, etc. <i>Serves:</i> Anticipated need <i>Reference:</i> FCPA Service Level Standards (urban parkland), Urban Park Framework
⇒	Playgrounds <i>Qty needed:</i> 11 units	Includes neighborhood scale playgrounds as well as one destination playground (which would count as more than one playground unit). <i>Serves:</i> Anticipated need <i>Reference:</i> FCPA Service Level Standards, RA identified need
⇒	Sports courts (multi-use, basketball) <i>Qty needed:</i> 15 units	Incorporated into developments and into active recreation local parks <i>Serves:</i> Anticipated need <i>Reference:</i> FCPA Service Level Standards
⇒	Athletic fields <i>Qty needed:</i> 11 diamonds**; 12 rectangles**	Diamond and rectangle fields for a wide variety of organized group sport play for all age groups. Casual play as well when not scheduled. Fields should have synthetic turf and lights to ensure maximum playing capacity. Please note: staff is currently estimating how the quantified need might change if (a) all new fields are in fact lit and turfed, and (b) capacity-

NEED	DESCRIPTION AND REFERENCE
	<p>enhancing upgrades to nearby athletic fields are made. Quantities cited here may be adjusted after the estimating exercise.</p> <p><i>Serves:</i> Anticipated need</p> <p><i>Reference:</i> FCPA Service Level Standards, RA and RCC identified need</p>
⇒	<p>Dog exercise areas and parks</p> <p><i>Qty needed (base):</i> 1/2 (per FCPA suburban/service level standards)</p> <p><i>Qty needed (adj-urban):</i> walking areas throughout, 3 urban scale, 1 suburban</p> <p>Areas of varying sizes for dog walking and exercise. The base quantity cited is calculated using suburban/existing service level standards. Using more recent urban experiences, the “adj-urban” quantity reflects an adjustment based on the type/density of development proposed. Would include informal exercise areas (on-leash) as well as ‘urban’ scale off-leash areas. Inclusion of a larger, more suburban scale off-leash area is also appropriate.</p> <p><i>Serves:</i> Anticipated need</p> <p><i>Reference:</i> FCPA Service Level Standards, Recent urban and retro-fit experience</p>
⇒	<p>Memorial Garden of Reflection (Memorial Sculpture Garden) (outdoor)</p> <p><i>Qty needed:</i> 1 unit</p> <p>A special place where one can go to remember and memorialize loved ones. The ad hoc Memorial Garden of Reflection Committee is in the process of determining the general size of the garden.</p> <p><i>Serves:</i> Existing and anticipated need</p> <p><i>Reference:</i> Reston Public Art Master Plan, Initiative for Public Art Reston, Reston community identified need</p>
⇒	<p>Public art</p> <p><i>Qty needed:</i> Throughout</p> <p>Incorporated as distinct features as well as part of architecture, public space, and amenities.</p> <p><i>Serves:</i> Existing and anticipated need</p> <p><i>Reference:</i> Reston Public Art Master Plan, Comprehensive Plan</p>
⇒	<p>Indoor aquatic facility</p> <p><i>Qty needed:</i> 1 unit</p> <p>Large-scale destination facility providing indoor aquatic recreation, family friendly pool with water features, and competitive swimming (50meter). Approximate building footprint of facility is 37-40,000 sf; site size would vary depending upon components.</p> <p><i>Serves:</i> Existing and anticipated need</p> <p><i>Reference:</i> RA and RCC identified need, Feasibility and Market Analysis for Indoor Recreation</p>

NEED		DESCRIPTION AND REFERENCE
		prepared for RA and RCC by Brailsford and Dunlavey, May 2009
⇒	Indoor tennis facility <i>Qty needed: 1 unit</i>	Indoor tennis facility to accommodate recreational and competitive play. Approximate building footprint of facility is 36,000 to 55,000 sf and it would require a site of 1.5 to 3 acres. <i>Serves:</i> Existing and anticipated need <i>Reference:</i> RA identified need, Feasibility and Market Analysis for Indoor Recreation prepared for RA and RCC by Brailsford and Dunlavey, May 2009
⇒	Indoor performing arts center <i>Qty needed: 1 unit</i>	Performing arts venue that can support large-footprint music and dance organizations. Approximate building footprint of facility is 50,000 sf and the preferred location is within Reston Town Center. <i>Serves:</i> Existing and anticipated need <i>Reference:</i> RCC and community identified need

Last updated 4/25/2012

* The urban service level standard for local parkland was used.

**Athletic field need is based on a calculation using suburban assumptions (predominately youth play, natural turf surface, unlit fields). Park Authority and Reston Association staff are currently going through the exercise of determining how that need might change using more urban assumptions (e.g., adult play, synthetic turf, perhaps lights).

ATTACHMENT E: INDOOR FACILITY AND PUBLIC ART NEEDS, PROGRAMMING INFORMATION

Element: Memorial Garden of Reflection

Function/Purpose and Typical Amenities

Noting that "Reston currently lacks a special place where one can go to remember and memorialize loved ones" (Reston Public Art Master Plan, p. 29,) the Initiative for Public Art -- Reston (IPAR) created the IPAR *ad hoc* Memorial Sculpture Garden Committee in December 2010. IPAR charged the committee with identifying existing memorial spaces in Reston, defining the vision for the memorial garden, identifying the characteristics of an appropriate site as well as identifying potential sites. Additionally, the committee was charged with outlining the role of an artist and other professionals such as a landscape designer or architect to design such a space. It was also charged with identifying community partners and funders and preparing an estimated budget.

Access

All modes: Car, bike, trails, metro, and bus

Market Feasibility and Program

The ad hoc IPAR committee reported back to the Board in late 2011 following months of research and investigation of the existing conditions in Reston of memorial types of activities and spaces, as well as research into a variety of approaches for a "Memorial Garden of Reflection" (this title has been recommended as a new working definition of the type of space envisioned by the Committee.) The Committee and IPAR Board will engage the community in a facilitated dialog to move forward with its charge. It has recommended to IPAR that:

1. Community involvement with the process of establishing a memorial garden should precede the identification of a specific site;
2. A consultant experienced in community relations should provide direction, based on the information gathered to date, on issues of timing. For example, at what point would coordination with relevant authorities, *i.e.*, Fairfax County, Reston Association, Reston P & Z, DRB, Town Center Management and Developers, be initiated?
3. A professional consultant be funded to complete IPAR's charge to the Committee, *e.g.*, outlining the role of the artist and other professionals such as a landscape designer, architect, identifying community partners and funders, and developing a budget.

Ownership/Stewardship

The process of community engagement described will necessarily also incorporate the optimum model for realizing a formal space either in the Study Area or elsewhere in Reston. This would include consideration of the entity or entities responsible for overseeing the construction and providing ongoing administration once the community's goal is achieved.

Element: Public Art

Function/Purpose and Typical Amenities

As stated in the July 2009 revision to the Comprehensive Plan Policy Element:

Public art has been a component of the effort to achieve quality urban design in Reston since the community's inception. In order to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in Reston.

The Reston community, under the leadership of the Initiative for Public Art in Reston (IPAR), developed a Public Art Master Plan which establishes a process for planning and commissioning public art including community roles as well as collection management. The Plan also suggests working zones on where to focus efforts. The IPAR Plan should be used as a guide for public art efforts in the establishment of public art and as a resource for the review of new development and redevelopment within the Master Plan area. (Area III, p. 161)

Public art should not only be incorporated as distinct features of developed properties, but it should also be incorporated in the design and architecture of new construction to provide for buildings that are signatures of excellence in architecture and design and recognized beyond the community for these features. Even public amenities such as benches, bus shelters, sidewalks, call boxes and the like can and should incorporate public art features. When affordable housing is considered, specific housing options that include studios designed for use by artists, both visual and performing, should be incorporated.

The Public Art Master Plan for Reston describes the Public Art Goals for Metro Stations and Station areas on page 45:

Create welcoming experiences at various scales, letting people know that they have arrived in a community that values the arts.

Address the transition from transit rider to pedestrian.

Create landmarks, while respecting the landmark nature of the Metro architecture.

Currently, the Washington Metropolitan Area Transit Authority's "Art in Transit Program" has provided for a public art feature at the Wiehle Avenue station on the Silver Line. The stations to come should incorporate significant public art projects consistent with the scale and impact of those planned for the existing Silver Line stations in Phase I. In addition to the public art related to station areas, the Public Art Master Plan for Reston describes a variety of other working zones that overlap with the Study Area. The Master Plan goals for the Study Area, defined in the Plan as the Reston Center for Industry and Growth (RCIG), call for public art to be incorporated in private development. Further, it states that public art should "create community and public gathering places", help "differentiate and identify various buildings", "add to the visual texture at the pedestrian scale; create a sense of delight, wonder, playfulness and engagement." The Public Art Master Plan describes a variety of opportunities where Public Art goals can be realized that include building entrances, landscapes, natural features, viewpoints, and connection areas such as pathways, pedestrian bridges, and even parking garages.

Access

All modes: Car, bike, trails, metro, and bus

Market Feasibility and Program

As contemplated by the Public Art Master Plan, public art projects in Reston can be realized best if incorporated in development planning at the outset. Architecture and property landscaping should include considerations of public art opportunities; in some cases, an artist might be included on the design/build team for specific high-profile projects. In particular, buildings that serve as signature elements for touchdown sites, such as the Comstock and Boston Properties parcels related to the stations, should incorporate significant public art features both as visual elements and as aspects of the public spaces around them (plazas, pedestrian walkways, etc.)

In addition, whatever public facilities are created as a function of the Study Area development could incorporate artists in the design/build phases and/or to design and install public art projects.

Ownership/Stewardship

The Public Art Master Plan for Reston is shepherded by the Initiative for Public Art – Reston, Inc. This community-based 501c(3) organization incorporates representation and funding from the primary civic organizations in Reston as well as the Hunter Mill District Supervisor’s office. In terms of guiding the implementation of Reston’s Public Art Master Plan, the Comprehensive Plan policy supports oversight of it by IPAR. By facilitating partnerships among funders, providing oversight to commissioning processes and guiding development of smaller sub-unit Public Art Master plans, IPAR manages the Reston Public Art Master Plan and the realization of the public art projects in the Working Zones described therein. Funds from multiple partner contributions can be used to realize a variety of different projects. Contributions from property developers can be made to IPAR in lieu of specifically creating public art projects.

Each project, per the Reston Public Art Master Plan, requires maintenance be considered at the outset of any project. Depending on the partners and property owners for projects, maintenance becomes the responsibility of the landowner or its “Association” in concert with the project design and installation requirements. The overall Reston public art collection is documented and made accessible through the IPAR education and community engagement programs.

Element: Indoor Aquatics Facilities

Function/Purpose and Typical Amenities

Large-scale destination facility providing indoor aquatic recreation, family friendly pool with water features, competitive swimming. Patron lengths of stay range from 1-4 hours ranging in purpose from fitness swimming, to recreational experiences, to competitive swimming meets. Requires adequate parking, related facility features such as locker rooms, office/reception areas, wet or dry classroom, hospitality related amenities.

Access

All modes: Car, bike, trails, and bus

Market Feasibility and Program

The arrival of the Silver Line and associated development already contemplates adding several new private recreation facilities to the community (e.g., Lifetime Fitness, Comstock's "Reston Station" project). Growing availability of indoor fitness options such as gyms, 25-meter pools, exercise equipment, and similar features of private sector provided services notwithstanding, an indoor competition-sized pool with diving well for fitness and competitive swimming remains unrealized and unplanned for Reston. In addition, private facilities don't contemplate inclusion of recreation swimming environments featuring water slides and similar types of "play" oriented amenities specifically designed to accommodate families.

The 2008 Market and Feasibility Study completed for Reston Association and Reston Community Center by Brailsford and Dunlavey reported that participation in Aquatics programs is diverse and that the participation rate for swimming in fitness and competition programs for the US as a whole is 6.8%. The B and D study estimated a capture rate for the existing market in 2008 of approximately 3,000 regular participants. The existing indoor Aquatics environment at Reston Community Center could be repositioned to fulfill demand for warmer water therapeutic swimming programs and early-childhood lessons in a model where a new public indoor aquatics facility focusses on recreational and competitive swimming environments.

Ownership/Stewardship

Few parcels in the Study Area are of a size that would support the size of facility required with the related parking needed. Beyond the Study Area, the locations offering the greatest potential for added indoor public aquatics development may include the Tall Oaks Village Center (if redeveloped and rezoned); the existing Reston Community Center at Hunters Woods Village Center (if a parking study resulting in collocated or shared parking agreement could be achieved and existing land supports the requirements); or a joint venture with other land owners within the Reston Master Plan boundaries (e.g., private owners, Park Authority). The potential for shared property and construction between Reston Association and Reston Community Center explored in 2008 precluded a joint-venture at RA's Brown's Chapel Park, the only RA parcel of sufficient size to support a comprehensive indoor recreation facility that would include a 50-meter and other pools. Other RA property might be considered in terms of long-term leasing, consolidation or trades with Reston partners (RCC, Park Authority).

Ongoing operational infrastructure and maintenance costs could be shared by partners depending on the location of the indoor aquatics facility and shouldering of costs related to land and capital construction. Small District 5 (RCC) serves the entirety of the Study Area and the greater Reston Planned Residential Community and Reston Town Center.

Element: Indoor Tennis Facility

Function/Purpose and Typical Amenities

Four to six court destination facility providing indoor tennis for lessons, leagues, tournaments and contract time play. Patron lengths of stay range from 1-3 hours. Requires adequate parking, related

facility features such as locker rooms, office/reception areas, small retail area and small meeting/gathering space with warming kitchen facility.

Access

All modes: Car, bike, trails, and bus

Market Feasibility and Program

The arrival of the Silver Line and associated development already contemplates adding several new private recreation facilities to the community (e.g., Lifetime Fitness, Comstock's "Reston Station" project). Growing availability of indoor fitness options such as gyms, 25-meter pools, indoor tennis, exercise equipment, and similar features of private sector provided services notwithstanding, an indoor tennis facility to complement the extensive outdoor tennis infrastructure and programming remains unrealized and unplanned for Reston.

The 2008 Market and Feasibility Study completed for Reston Association and Reston Community Center by Brailsford and Dunlavey reported that participation in tennis programs is diverse and that the participation rate for tennis for the US as a whole is 5.4%. The B and D study estimated a capture rate for the existing market in 2008 of approximately 1,900 regular participants in Reston and the surrounding market area. The conversion of an existing RA facility has been discussed at length in the Reston community, but no funding has been identified.

Ownership/Stewardship

Few parcels in the Study Area would be able to support the size of facility required without creative development schemes wherein the facility is incorporated into a larger development. Beyond the Study Area, the locations offering the greatest potential for added indoor tennis development may include existing RA tennis facilities, the Tall Oaks Village Center (if redeveloped and rezoned); or a joint venture with other land owners within the Reston Master Plan boundaries (e.g., private owners, Park Authority). Other RA property might be considered in terms of long-term leasing, consolidation or trades with Reston partners (RCC, Park Authority).

Ongoing operational infrastructure and maintenance costs could be covered by RA solely, or shared by public or private partners depending on the location of the indoor tennis facility and shouldering of costs related to land and capital construction, and operation.

Element: Community Performing Arts Center

Function/Purpose and Typical Amenities

A performing arts venue that can support large-footprint music and dance organizations is needed in Reston. Such a facility should support the stage, wings, dressing rooms and related features needed in addition to a house seating 500 and related "front of house" amenities such as box office, lobby space, and offices. It should contain rehearsal space and be designed acoustically to offer the best possible environment for both musicians playing and the audience. Dance companies need specialized floor and lighting/scenery consideration. Such a venue should also incorporate spaces that offer gallery walls for local visual artists' work.

Given the above uses, a stage width of 45' is required; added program elements as described above equate to an overall facility footprint of approximately 50,000 square feet. It would incorporate rooms to host artists and temporarily store sets and costumes. The critical need is for performing space that supports the existing and future community arts organization requirements. Professional touring artist events could be supported and provided by a partner such as Wolf Trap National Park for the Performing Arts.

This venue should be located in proximity to Reston Town Center to make the most optimum use of location and attributes that support this kind of facility (i.e. restaurants, shopping and shared parking.) Shared parking agreement(s) will be a necessity to assure that a venue located within a quarter mile of the Reston Town Center metro station will support the audiences travelling to attend performances.

Access

All modes: Car, bike, trails, metro, and bus

Market Feasibility and Program

A new performing arts center should be targeted to house performances by organizations such as Reston Chorale, Reston Community Orchestra, VOCE, (music groups), Reston Conservatory Ballet, Ravel Dance, Classical Ballet of Northern Virginia, (dance groups,) as well as larger cast productions of musicals by Reston Community Players and evening or weekend performances by large school groups. The venue should support community-based arts activities. The nearby location of the Filene Center at Wolf Trap National Park for the Performing Arts provides for professional touring artist performances and a new venue should explore the potential for partnership with Wolf Trap and not compete with its programs.

Capacity use of RCC's CenterStage and the well-documented demand for performing arts facilities in Fairfax County provide the basis for a robust year-round schedule of local rentals by both Reston-based organizations such as those listed above and other community arts organizations in Herndon, Great Falls, and other nearby communities.

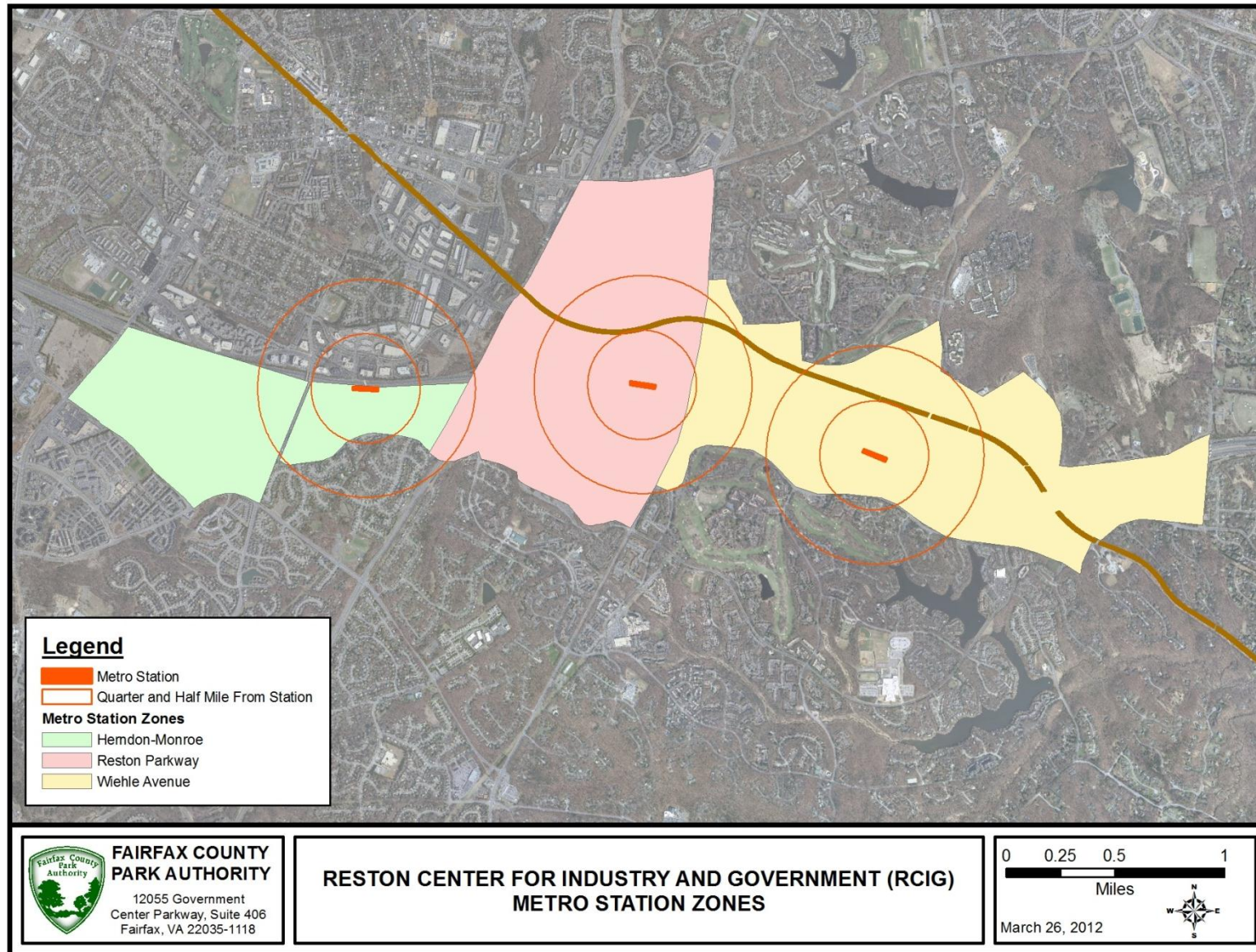
Ownership/Stewardship

The capacity and mission of RCC suggests it should fulfill the primary role of administering and outfitting this facility if land and the shell of the facility are provided by a developer. Other substantial support for costs related to either the capital construction or the ongoing operations could arise from contributions from other public sources and private funding.

ATTACHMENT F: ZONES AND ASPECTS

ZONE	CHARACTER ASPECT						
	CONTEXT/ LOCATION	FUNCTION/ PURPOSE	ACCESS	GENERAL LENGTH OF STAY	SUPPORT FACILITIES	SERVICE AREA	OWNERSHIP, MANAGEMENT, OPERATION
Neighborhood Zone	Integrated into developments, micro context, immediately visible	Designed for frequent/ daily use by users, to meet needs that are part of daily routines	Predominantly pedestrian access; little to no access infrastructure (parking)	From a few minutes to an hour	Limited, perhaps water fountain, benches and trash cans	Local neighborhood	Privately-owned and managed, publicly accessible
Metro Zone	Knit into community, situated to serve multiple developments/ mixed use areas, high visibility to draw in various users, high pedestrian activity area	Designed to draw users together, to meet needs not met within the neighborhood zone and perhaps not used by every potential user on a daily basis	Predominantly pedestrian, transit, or bike access; some access infrastructure (bike racks, limited vehicular parking)	30 minutes to a couple hours	Bathrooms/ water depending upon amenity type, bike racks, limited vehicular parking, benches and trash cans	Extended neighborhood, metro area	Privately and/ or publicly owned, publicly accessible
Study Area Zone	Facilities could be located anywhere within the study area or even just outside it, amenities fit within surrounding uses	Designed to accommodate larger-scale facilities, to function as 'destination' amenities for users within the study area	Predominantly bike or car access; access infrastructure required (bike racks, vehicular parking)	One to several hours	Bathrooms/ water, bike racks, vehicular parking, benches and trash cans	All three metro areas	Privately and/ or publicly owned, publicly accessible

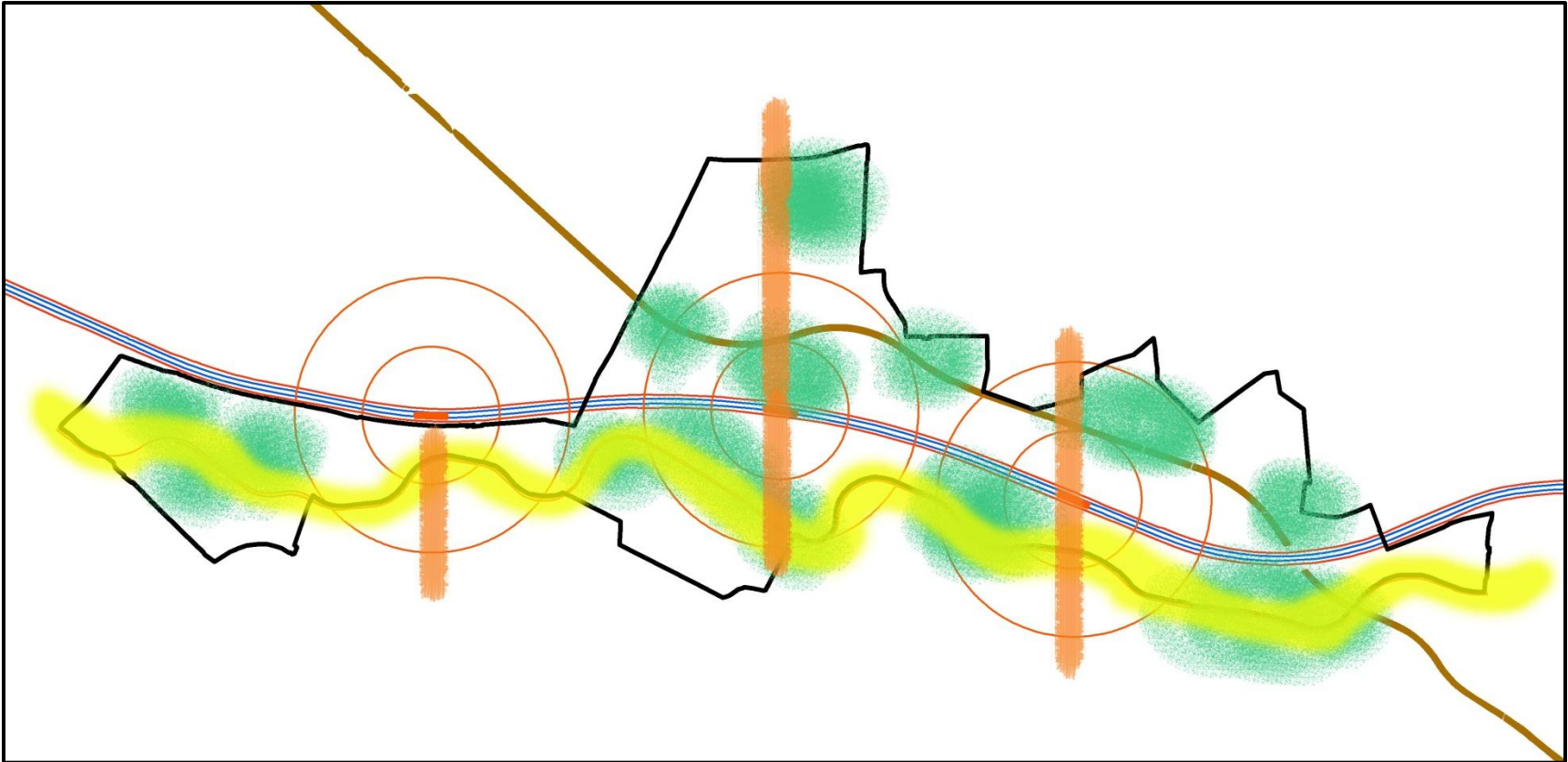
ATTACHMENT G: METRO STATION ZONES MAP



ATTACHMENT H: AMENITIES BY ZONE

	ZONE		
	NEIGHBORHOOD	METRO (H, RTC, W)	STUDY AREA
<i>Local Parkland</i>	Small open areas, pocket parks	Common green or plaza	Signature open space, civic plaza
<i>Playgrounds</i>	Small playground	Medium playground	Destination or signature playground
<i>Sport Courts</i>	Multi-use sports court	Paired courts	Clustered courts
<i>Athletic Fields</i>	---	Singular field	Clustered fields
<i>Dog Areas</i>	Dog walking areas	Small dog park (1 per)	Large dog park
<i>Aquatics</i>	---	---	Indoor aquatics facility
<i>Tennis</i>	---	---	Indoor tennis facility
<i>Performing Arts</i>	---	---	Performing arts center
<i>Memorial Garden</i>	---	---	Memorial Garden of Reflection
<i>Trails</i>	Throughout		
<i>Public Art</i>	Throughout		

ATTACHMENT I: ILLUSTRATIVE MAP OF OPPORTUNITY AREAS



ATTACHMENT J: CASE STUDIES, PARKS AND STORMWATER MANAGEMENT

Admiral Mason Park, Pensacola, FL

Size and type: 6-acre combined stormwater pond and park

The stormwater pond in Admiral Mason Park was planned to serve as a stormwater management facility for two, large-scale developments adjacent the park – a technology campus sponsored by the Chamber of Commerce and the local Development Commission, and a private, 4-acre mixed-use development. The cost for the stormwater pond was to be split evenly between the two parties; however after the mixed-use development was abandoned, the Chamber of Commerce/ Development Commission asked the City of Pensacola to step in and fund the construction. The city agreed but wanted to transform the pond and surrounding park into a great public amenity and gateway into the city.

The stormwater pond is 3.5-acres and is the centerpiece of the park. There is a series of walking paths around the pond and throughout the park, a Veterans Memorial with landscaping, a few hardscape areas, and an open lawn for informal activities like sports or social gatherings.



See also:

- Pensacola Digest article <http://www.pensacoladigest.com/2011/11/admiral-mason-park-to-be-dedicated-thursday/>
- Pensacola Parks & Rec webpage <http://www.playpensacola.com/parks.asp?parkID=13160#http://www.playpensacola.com/files/contents/370/logo.gif>

Cosmo Park, Gilbert, AZ

Size and type: 16-acre retention basin

The City of Gilbert partnered with the Arizona Department of Transportation (ADOT) to convert three retention basins planned for stormwater management in part of a new road construction into three city parks, which will be connected by a trail system. Each park has a “theme” to its design and function, and Cosmo Park is centered on dogs with a 4-acre fenced dog park with water access, pet drinking fountains and wash stations, agility equipment, an amphitheater, separate area for small dogs, and other traditional park amenities designed with dogs in mind.

Funding came from ADOT, the City of Gilbert, and the Maricopa Association of Governments.

See also:

- Developer webpage,
<http://www.j2design.us/?p=158&pid=13>
- City webpage,
<http://www.gilbertaz.gov/parks/popups/cosmo-park.cfm>
- Landscape Architecture article,
<http://www.asla.org/lamag/lam08/june/feature2.html>



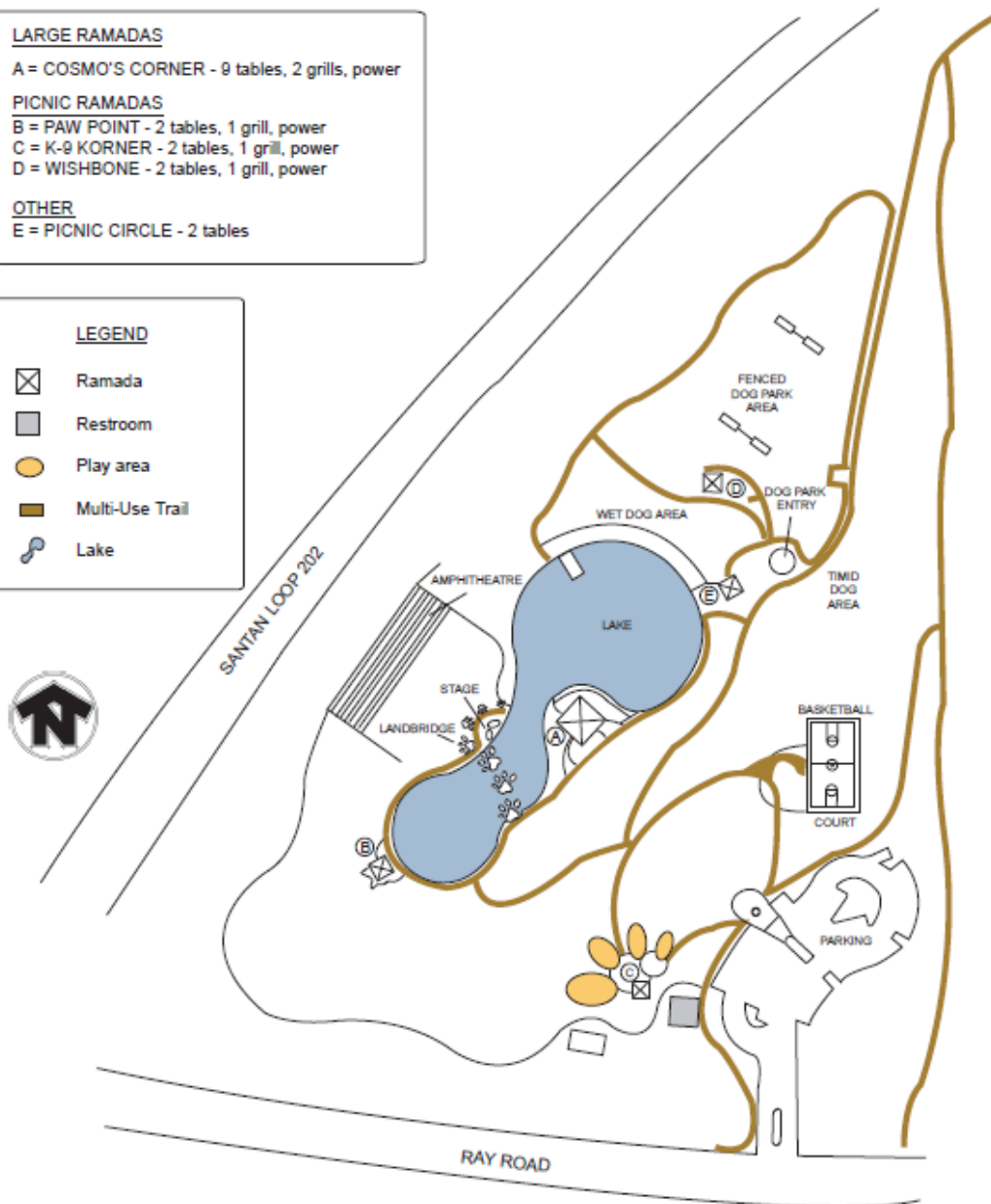
LARGE RAMADAS
 A = COSMO'S CORNER - 9 tables, 2 grills, power

PICNIC RAMADAS
 B = PAW POINT - 2 tables, 1 grill, power
 C = K-9 KORNER - 2 tables, 1 grill, power
 D = WISHBONE - 2 tables, 1 grill, power

OTHER
 E = PICNIC CIRCLE - 2 tables

LEGEND

- ☒ Ramada
- Restroom
- Play area
- Multi-Use Trail
- 🌊 Lake



Amenities:

1 lake, 1 lighted basketball court, 1 lighted fenced dog park, 1 lighted large ramada structure (with 9 tables, 2 bbq grills and power), 3 lighted picnic ramada structures (each with 2 tables, 1 bbq grill and power), 1 play area, 1 restroom, benches, bike racks, 2 dog wash stations, multi-use/equestrian trails, 57 parking spaces (2 accessible parking spaces), amphitheatre, stage, ADA accessible picnic tables available.



COSMO PARK

2502 East Ray Road
 Gilbert, AZ 85296
 (NE corner of Ray Road and Santan Loop 202)

Discovery District Park, Gilbert, AZ

Size and type: 48-acre retention basin

The City of Gilbert partnered with the Arizona Department of Transportation (ADOT) to convert three retention basins planned for stormwater management in part of a new road construction into three city parks, which will be connected by a trail system. Each park has a “theme” to its design and function, and Discovery District Park is centered on the traditional park with 5 multi-use fields, 2 sand volleyball courts, 2 basketball courts, 3 group ramadas, 5 picnic ramadas, a playground, and several benches and multi-use trails throughout.

Funding came from ADOT and the City of Gilbert; however, this may be not inclusive.

See also:

- City webpage, <http://www.gilbertaz.gov/parks/popups/discovery-park.cfm>



Amenities:

2 lakes, 3 lighted multi-use fields, 2 unlighted multi-use fields, 2 lighted sand volleyball courts, 2 lighted basketball courts, 3 lighted large ramada structures (each with 9 tables, bbq grills and power), 5 lighted picnic ramada structures (each with 2 tables, bbq grills and power), 1 play area, 1 restroom facility, benches, bike racks, multi-use/equestrian trails, 403 parking spaces (18 accessible parking spaces). ADA accessible picnic tables available.

DISCOVERY DISTRICT PARK



2214 East Pecos Road
Gilbert, AZ 85297
(NE corner of Santan Village Parkway and Pecos Road)

Historic 4th Ward Park, Phase I, Atlanta, GA

Size and type: 5-acre combined park and stormwater detention basin

Historic 4th Ward Park is just one link in Atlanta's BeltLine project, which aims to provide a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting 45 neighborhoods directly to each other. Phase I of the Historic 4th Ward Park is centered with a 2-acre stormwater detention basin that addresses stormwater management overflow problems in the surrounding neighborhood. Phase I also includes an amphitheater, a playground, various open lawns and rain gardens, and other urban hardscapes.

The Trust for Public Land and the Atlanta BeltLine Partnership Capital Campaign acquired the initial land needed for Phase I of the Historic 4th Ward Park. The Park Area Coalition, a due-paying organization of neighborhood development entities, and the Historic 4th Ward Park Conservancy have provided additional financial support for ongoing maintenance, programs, and amenities for the park. The City of Atlanta technically owns the park.

See also:

- Park conservancy website, <http://h4wpc.org/>



Photo courtesy Van Hall (www.vanhallcreative.com) - Sep. 2011 (click for enlargement)

Historic 4th Ward Park - Phases I & II



Legacy Park, Malibu, CA

Size and type: 15-acre stormwater management facility and central open space park

The City of Malibu partnered with numerous public and private stakeholders (residents, civic and business organizations, nonprofit groups) to raise enough capital to purchase the 15-acre parcel for the construction of a joint stormwater management facility and central open space park. The park is unique because it's the only location in California that links four distant natural coastal habitats: coastal prairie, coastal bluffs, Southern California native woodlands, and riparian/wetlands. Furthermore, it provides the opportunity to simultaneously improve water quality, restore native riparian habitat, preserve open space, and provide an outdoor living learning experience for children of all ages, including interpretive exhibits.



See also:

- City webpage, <http://www.malibucity.org/index.cfm/fuseaction/DetailGroup/navid/174/cid/16807/>
- Park website, <http://malibulegacy.org/>



Washington Park, The Village of Downers Grove, IL

Size and type: 4.7-acre park with dual-purpose stormwater basins

Due to drainage problems in residential areas around Washington Park, the Village Watershed Infrastructure Improvement Plan identified the need for two stormwater detention basins to more efficiently manage stormwater. The two basins also serve as a softball diamond and soccer field when not holding stormwater. In addition to the construction of the basins, the project also built a fountain, a playground, and landscaping.

The project was funded by the Village Stormwater Fund.

See also:

- Village Capital Improvement webpage, <http://www.downers.us/construction-updates/current/washington-park-stormwater-improvements>
- Washington Park webpage, <http://207.5.88.11/Parks/Washington.htm>

